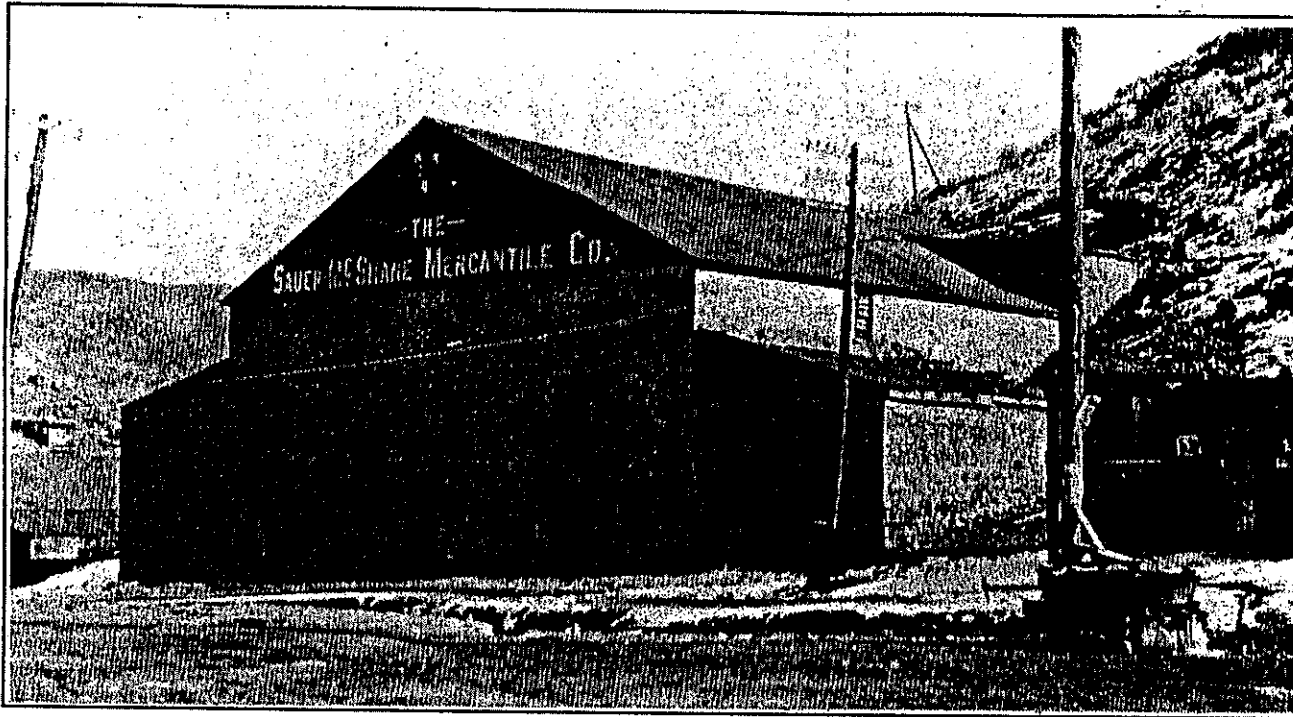


CHAPTER 8:

WAREHOUSE NEIGHBORHOOD



DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Photograph:

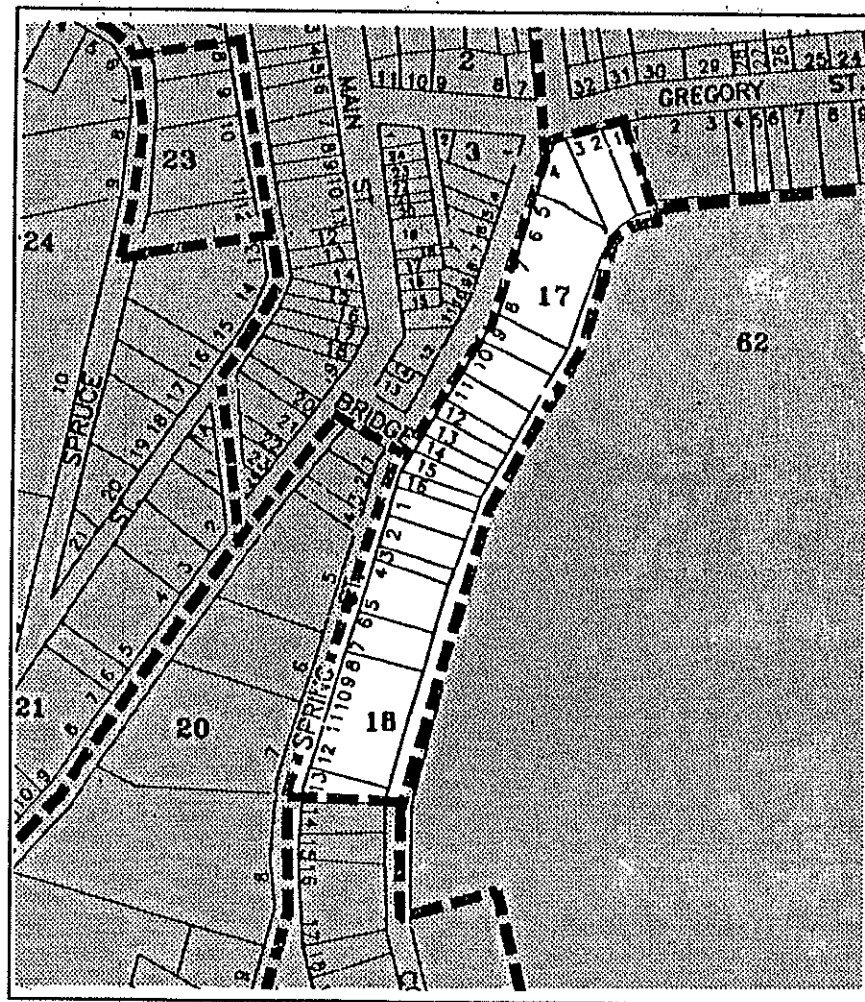
An early photograph of a warehouse structure, circa 1900.

CHAPTER 8 WAREHOUSE NEIGHBORHOOD: DESIGN GUIDELINES

The Warehouse Neighborhood contains commercial structures that once housed goods and supplies for the City. The neighborhood lies east of Spring Street at the base of Central Hill and is one lot deep. See the adjacent map for the specific neighborhood boundary delineation.

Goals for the Neighborhood

The warehouse character of this unique neighborhood should be preserved as intact as possible because it reflects a different part of the function of the City. New buildings in the Warehouse Neighborhood should be similar in scale and character to those seen historically. Protect and maintain the character of this neighborhood by prohibiting non-warehouse looking structures to be constructed on the east side of Spring Street amidst existing warehouses.



The Warehouse Neighborhood.

Historical Descriptions

Building Description (Historical)

These warehouses were solidly built structures of thick masonry walls, with smaller punched openings on the ground and upper levels. Many shared party walls and had flat or gabled roofs. Architectural details were very limited and simple in design.

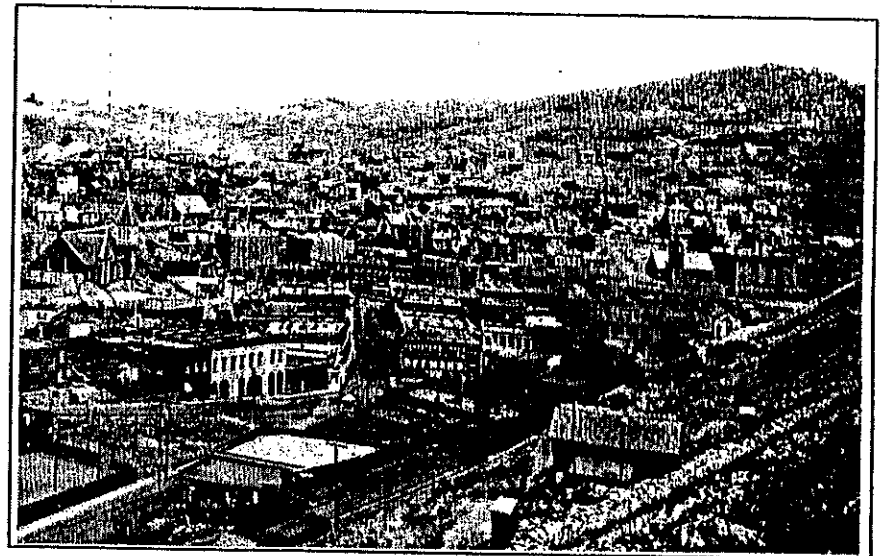
The buildings were constructed between the late 1860s and the late 1880s and were used primarily as warehouses. They have changed little since then. The Seavey Building, which dates from 1868, originally housed a grocery store. On the south end of the Sauer-McShane Warehouse, an early jail "calaboose" was built around 1860.

Site Description (Historical)

The warehouses sat directly on Spring Street, parallel to the gulch in front of them and the railroad bed in back. Spring Street was used for the transportation of goods and materials, and it was also the main access road to Idaho Springs, via Virginia Canyon on the "Oh My God" Road. This portion of Spring Street was dirt-paved. The street was active with supply wagons and depot traffic. In general, most of the area of each site was occupied by building, although some side yards existed. Many of these included storage of supplies.



The Sauer-McShane Warehouse, circa 1900, has a main gable roof with attached sheds.

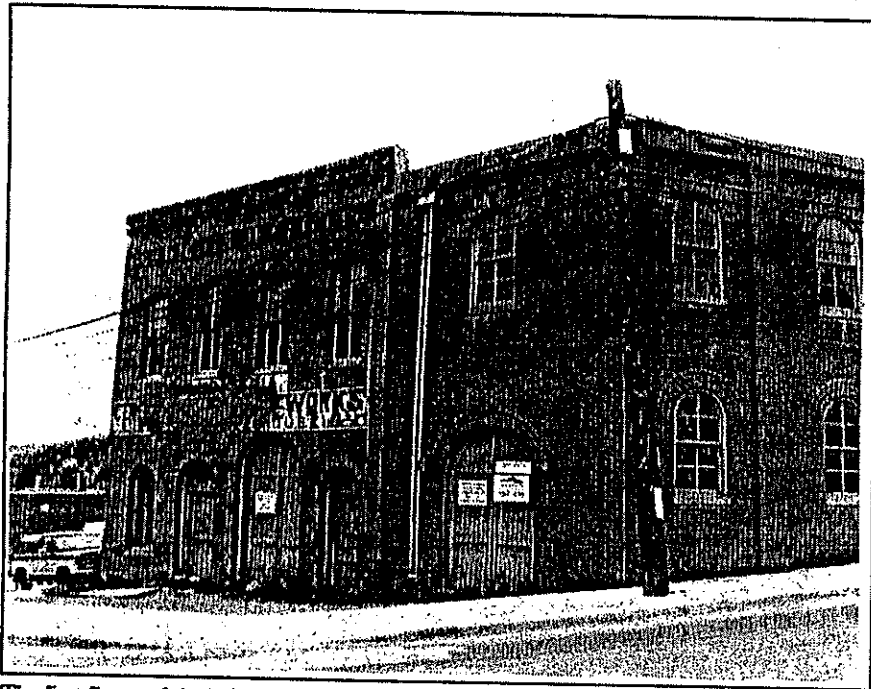


The warehouses were built into the hill, as this photograph shows (circa 1890).

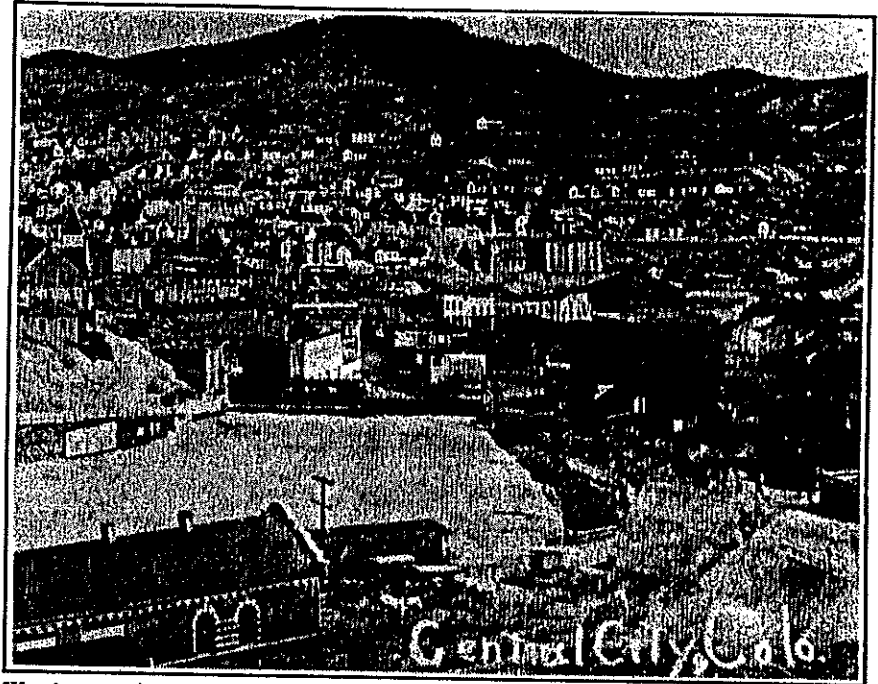
Neighborhood Views and Character Description (Historical)

Views were to mine waste dumps and a barren hill, punctuated with mining and residential structures that existed behind the neighborhood to the east and across the way to Gunnell Hill to the west. In the immediate foreground, views were to the Main Street gulch, the Spruce and Pine Street residences, and the Commercial Core Neighborhood.

The character of this neighborhood was different than that of the Commercial Core. The first floors of buildings were more solid than the storefronts in the Commercial Core, and buildings appeared more massive. Spaces between buildings provided views of mining activity and of the railroad tracks.



The first floors of the buildings were more solid than the storefronts in the Commercial Core, and buildings appeared more massive.



Warehouses, to the right edge of the photo, fronted onto the ballpark while railroad tracks were located behind them (circa 1900). The depot, which is in the Parking Lot Tailings Neighborhood, is in the lower left corner.

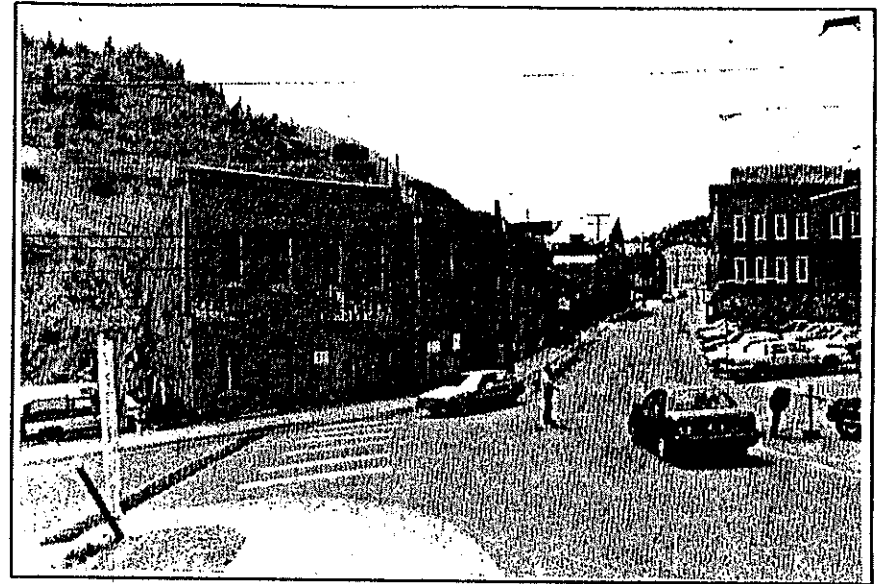
Present-Day (1992) Description

Building Description (1992)

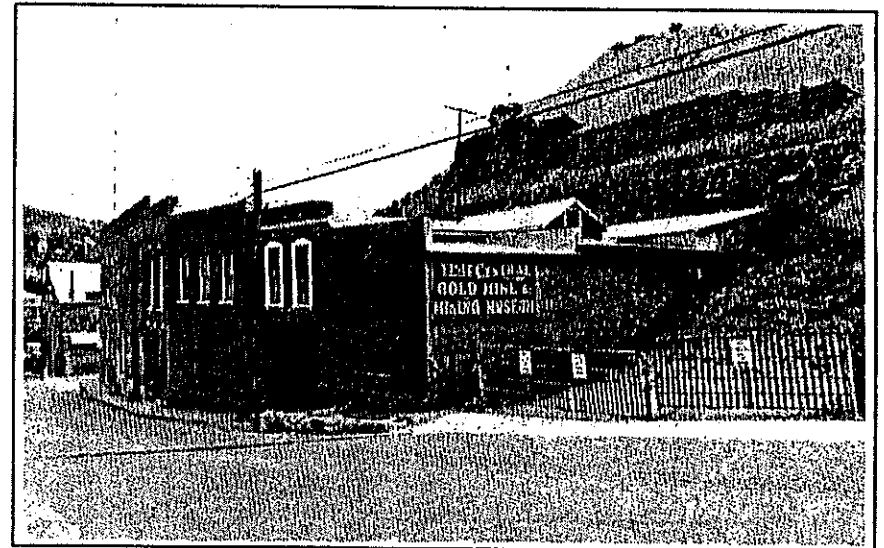
The Warehouse Neighborhood is a small area consisting of a one-sided row of two- and three-story buildings with either flat or gable roofs of tin or steel. The area was developed because of its close proximity to the railroad. These structures are low in profile. Spanning from lot line to lot line, these warehouses range from 20-70 feet wide (the Sauer-McShane Mercantile Warehouse), and roughly 50 feet deep. Massive masonry walls of brick or stone are typical in this neighborhood. In general, the walls appear as solid planes with punched window openings on both the ground and upper levels. This is in direct contrast to a traditional commercial storefront, which is much more transparent on the ground level.

Site Description (1992)

The building fronts face west to Spring Street, to the residences and parking lots beyond. Wood cribbing and the old rail bed are located behind this neighborhood on the west-facing slope of Central Hill. The warehouses are one parcel deep, with the rear of the buildings set into the excavated lower portion of Central Hill. This was done to facilitate the transportation of stored goods to and from the warehouses via the railroad. Mine waste dumps and a few residences and inactive mine shacks rise behind these warehouses to the east. Flagstone, concrete sidewalks and paved streets exist in this neighborhood.



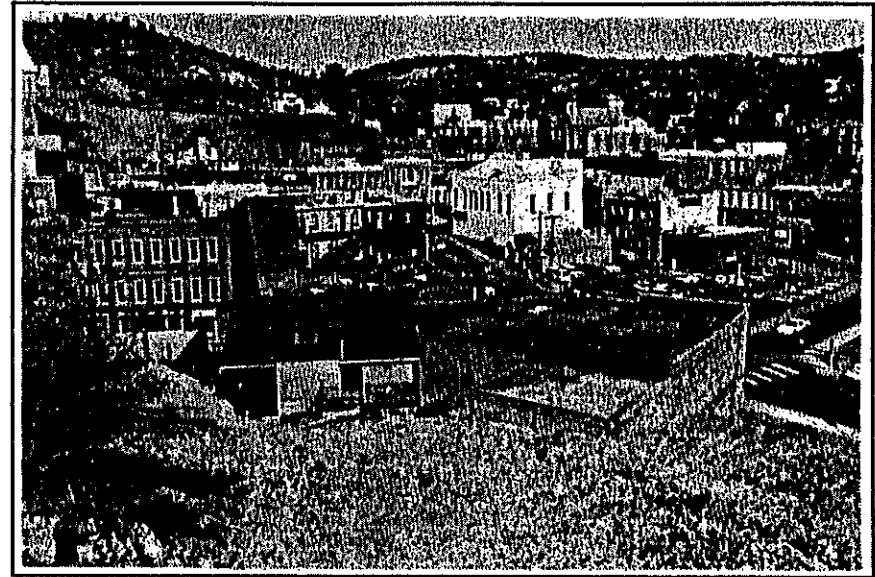
The Warehouse Neighborhood 1992, looking south up Spring Street. Buildings stand at the sidewalk edge.



The Warehouse Neighborhood conforms to the natural slope of the street.

Neighborhood Views and Character Description (1992)

Views from the rear of lots in the Warehouse Neighborhood are primarily of mine waste dumps on Central Hill. Views to the west look onto parking lots. Facing north from Spring Street, the view is the Commercial Core Neighborhood; facing south, the view is up the hill to the Spring Street Residential Neighborhood and to Russell Gulch and the mountains beyond. The character of this neighborhood is more service than commercial and projects an image different than that of the Commercial Core and other nearby neighborhoods.



View from the Warehouse Neighborhood looking to the Commercial Core, 1992.

Building Design Guidelines

Historic warehouses in this area ranged in size from one to three and one half stories in height, and in plan, they varied from the smallest footprint, a 12 foot by 22 foot stone warehouse to the largest, the 87 foot by 78 foot Sauer-McShane Warehouse. This continuity of scale reinforces the visual and physical connection between the Warehouse Neighborhood and its surrounding neighborhoods. For all new construction, size and volume should fall within this range.

Guideline 1:

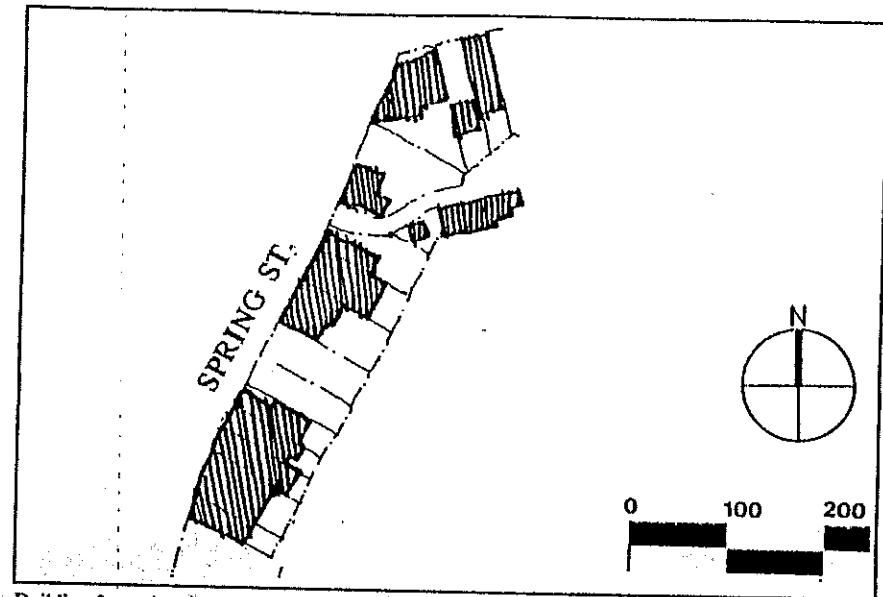
Design new buildings to be similar in height and scale to the historic warehouse buildings in the neighborhood.

- The overall perceived scale of the building is the combination of height, width and length and essentially equals its perceived volume.
- New buildings should not exceed the height of those found historically in the Warehouse Neighborhood.
- Primary facades should be one to three and one half stories high, or higher if it can be substantiated through historical documentation.

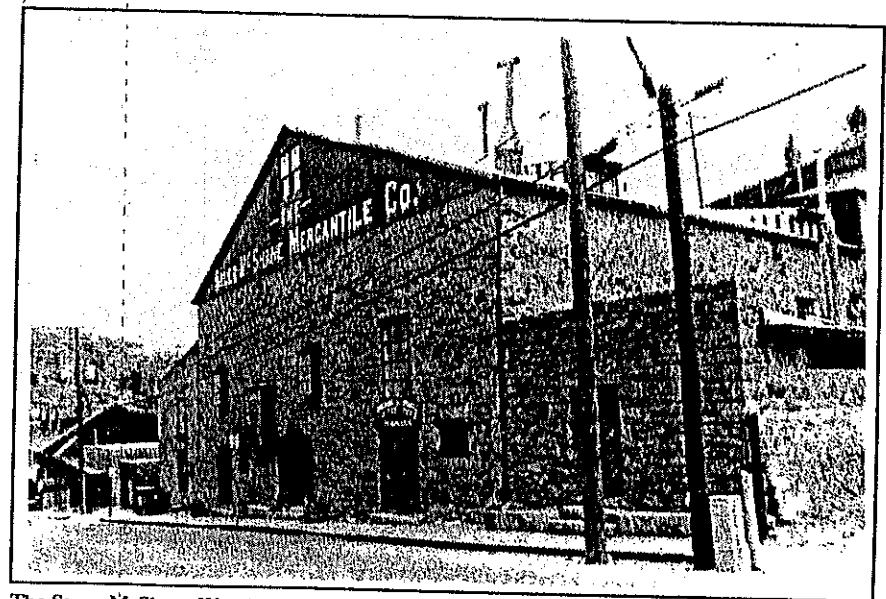
Guideline 2:

Building footprints should reflect the size, shape and proportion of existing historic warehouses within the Warehouse Neighborhood.

- Footprints of new construction should reflect historic footprints. New construction should not exceed the 87 foot by 78 foot footprint maximum.
- A larger footprint is acceptable if it can be proven through historic documentation that a larger footprint existed in the neighborhood.



Building footprints of the warehouses on Spring Street from the Sanborn Fire Insurance Map of 1900.



The Sauer-McShane Warehouse, 1992.

One of the distinctive features of this neighborhood are the large gabled roofs, such as the one found on the Sauer-McShane Warehouse. A gabled roof on a commercial structure is rare in Central City; therefore its presence here is unique. Other roof forms in the neighborhood are either flat or shed. In all cases, the various roof-forms found in this neighborhood must be maintained.

Guideline 3:

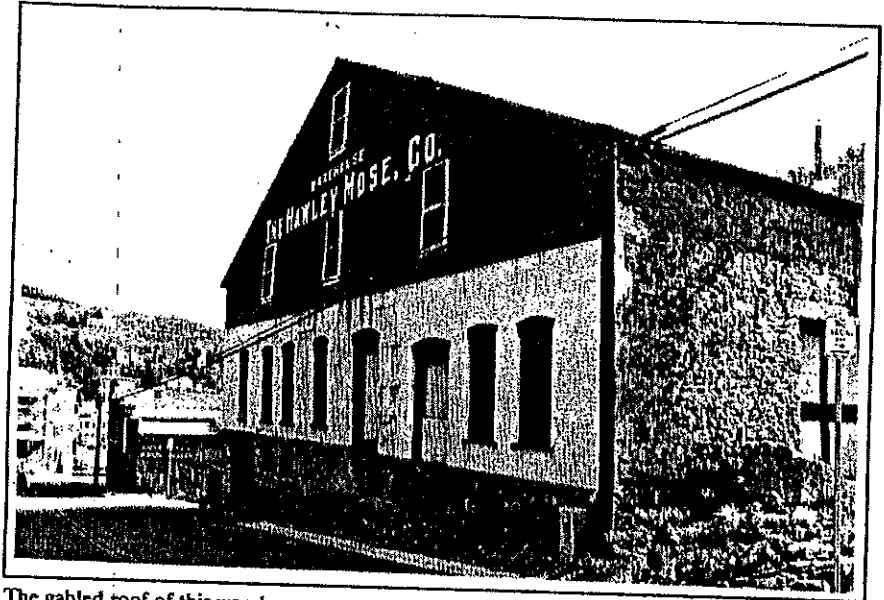
Use roof forms that are similar to those seen historically.

- Gabled and flat/shed roofs are appropriate.
- The similarity of roof forms established by historic buildings contributes to the visual continuity along the streetscape and should be maintained.
- Roof materials should be similar to those used historically. Composition roofing and true standing-seam metal is appropriate.

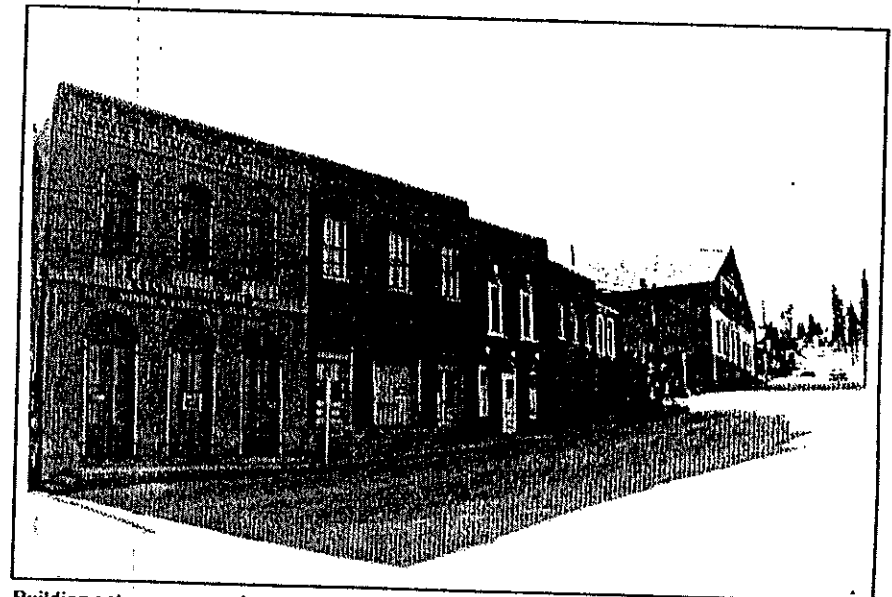
Guideline 4:

Maintain the pattern of primary building entrances and loading/storage doors facing the street.

- Entrances should be clearly identifiable and scaled to the pedestrian.
- Renovations should preserve the original building entrance whenever possible.
- Secondary entrances off the street should not detract from or diminish the historical character of the neighborhood.



The gabled roof of this warehouse presents a strong image to Spring Street.



Building entrances are oriented towards Spring Street in the Warehouse Neighborhood.

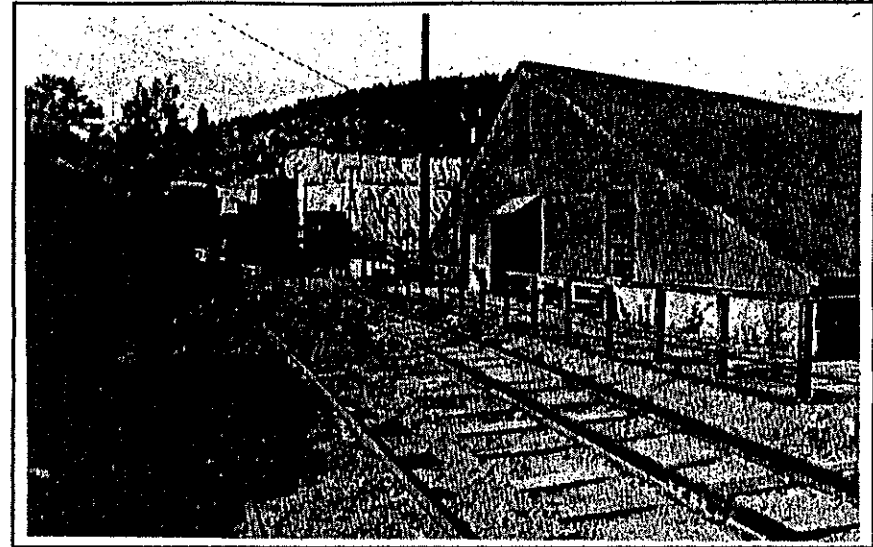
Neighborhood Views and Character Guidelines

The character of this neighborhood is defined by the historic building type, their site location at the base of Central Hill and on the east side of Spring Street, and the patterns and rhythms created by window and door openings. The visual continuity of the streetscape established by these structures must be encouraged and maintained.

Guideline 5:

The first floor character of any new construction should maintain the historic character established by existing warehouse structures.

- New materials should appear to be the same in color, texture, and finish as those used historically. Stone or brick are appropriate materials.
- Fronts should have a solid-to-void ratio similar to those seen historically. The ratio of open surface (windows, doors) should be from approximately 12% (the Sauer-McShane Warehouse) to 30% (the Seavy Block). Conversely, the ratio of enclosed surfaces (walls) of the building exterior should range from approximately 70% to 88%.



The rear of these historic warehouse structures are unique in the views they offer to the landscape.

One of the unique features of the Warehouse Neighborhood is the manner in which it is sited at the base of Central Hill.

Guideline 6:

Protect the views of the surrounding hillsides and neighborhoods that have traditionally been important to the character of the area.

- Views from the public way to Gunnell Hill, Central Hill, Winnebago Hill and the Commercial Core, and of local landmarks, such as Coeur d'Alene Mine and St. Mary's Catholic Church, should be protected and maintained. New development in the neighborhood should not obstruct these views but take advantage of them.
- Maintaining a view corridor to one of these community focal points may involve providing a building setback, an easement, or siting a drive or walkway along the view axis.